



**711 SW 10 STREET # 1-4
DANIA BEACH, 33004**

Beautiful fourplex at 711 SW 10th St, Dania Beach, ideally located off Dixie Hwy. Each of the four units features 2 beds, 1 bath, with separate electric and water meters—tenants cover all utilities! Assigned parking for each tenant. Currently generating \$6,650/month, with potential to increase to \$8,000 at market rates for a strong return. Three units are Section 8, providing stable income, while the fourth is on a regular lease. A fantastic investment opportunity in a high-demand area!

PRICE: \$850,000

Building Size: 2,332 Sq Ft
Land Size: 7,500 Sq Ft
Zoning: NBHD-RES
Year Built: 1957

Rental Income	Current	Proforma
Unit 1 – 2 Bed/1 Bath	\$1,750	\$2,000
Unit 2 - 2 Bed/1 Bath	\$1,725	\$2,000
Unit 3 - 2 Bed/1 Bath	\$1,500	\$2,000
Unit 4 - 2 Bed/1 Bath	\$1,675	\$2,000
Gross Income	\$79,800	\$96,000

Operating Expenses	Current	Proforma
Real Estate Taxes	\$9,612	\$16,000
Insurance	\$2,500	\$2,500
Trash	\$3,000	\$3,000
Maintenance & Repairs	\$2,500	\$2,500
Landscaping	\$960	\$960
Total Expenses	\$18,572	\$24,960
Net Operating Income	\$61,228	\$71,040
Cap Rate	7.20%	8.36%

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